

HARD TO FIND ADULT RESIDENTIAL CARE FACILITY AVAILABLE FOR SALE

3923-3929 N. Durfee Ave El Monte CA 91732

BLDG: ± 4,548 SF

LOT: ± 21,109 SF



DURFEE AVE

KRISTINE DELGADO

Direct: 909-835-7265

kristine.delgado@remax.net

DRE #02157220

JORGE YAMZON

Direct: 626-786-5869

Jorgeyamzon@remax.net

DRE #01359483

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PROPERTY DESCRIPTION

Property Address: 3923-3929 N. Durfee Ave El Monte CA 91732

Total Bldg: ±4,548 SF

Lot: ±21,109 SF / ±0.48 AC

Year Built: 1959

Zoning: R-3 Medium-density
Multiple-family Dwelling

APN: 8549-018-014

County: Los Angeles

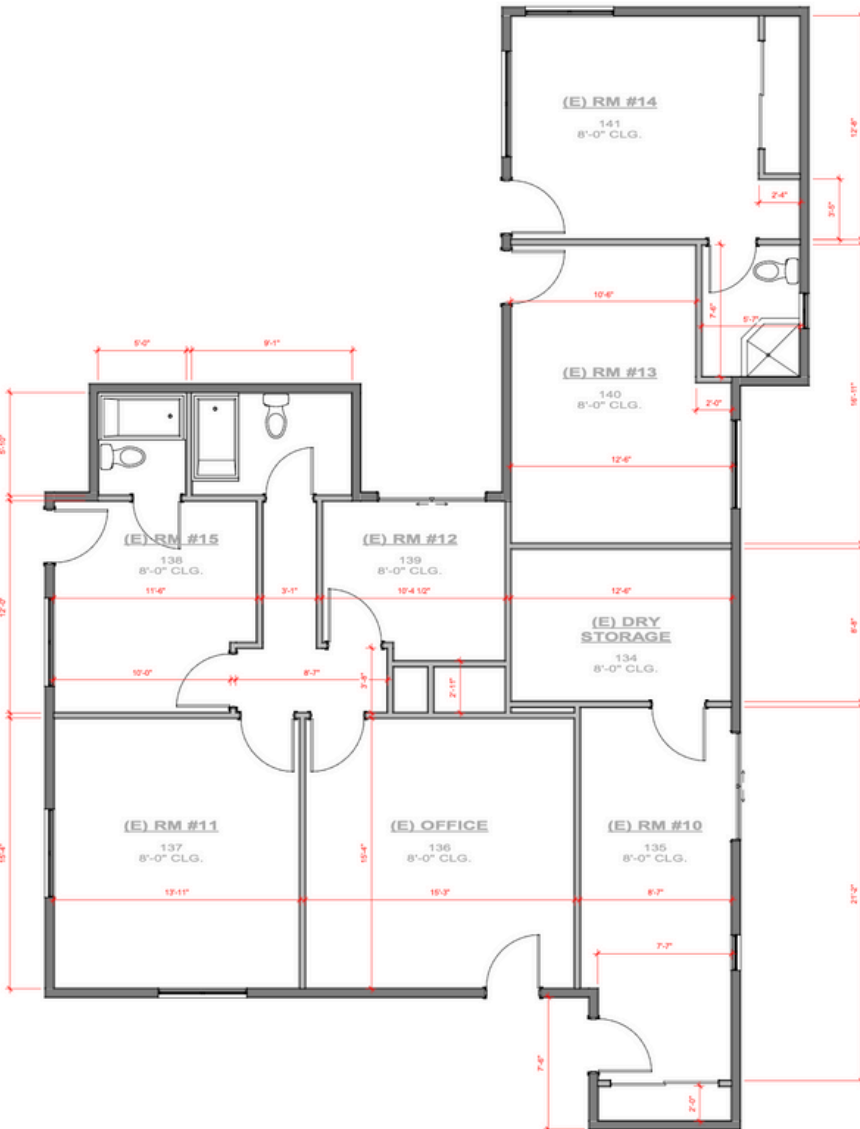
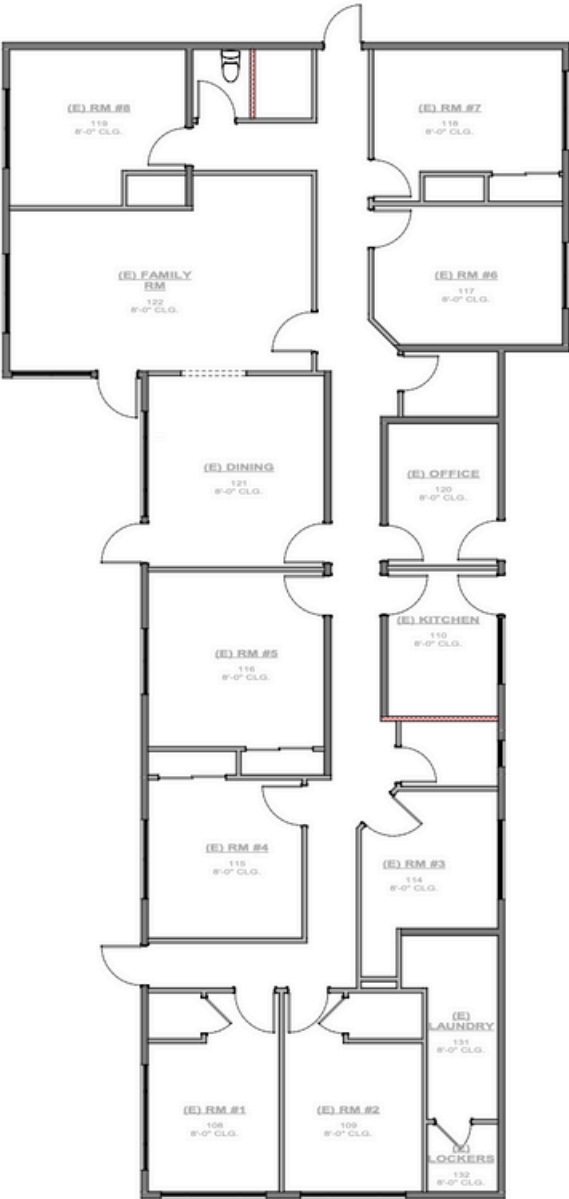
HIGHLIGHTS

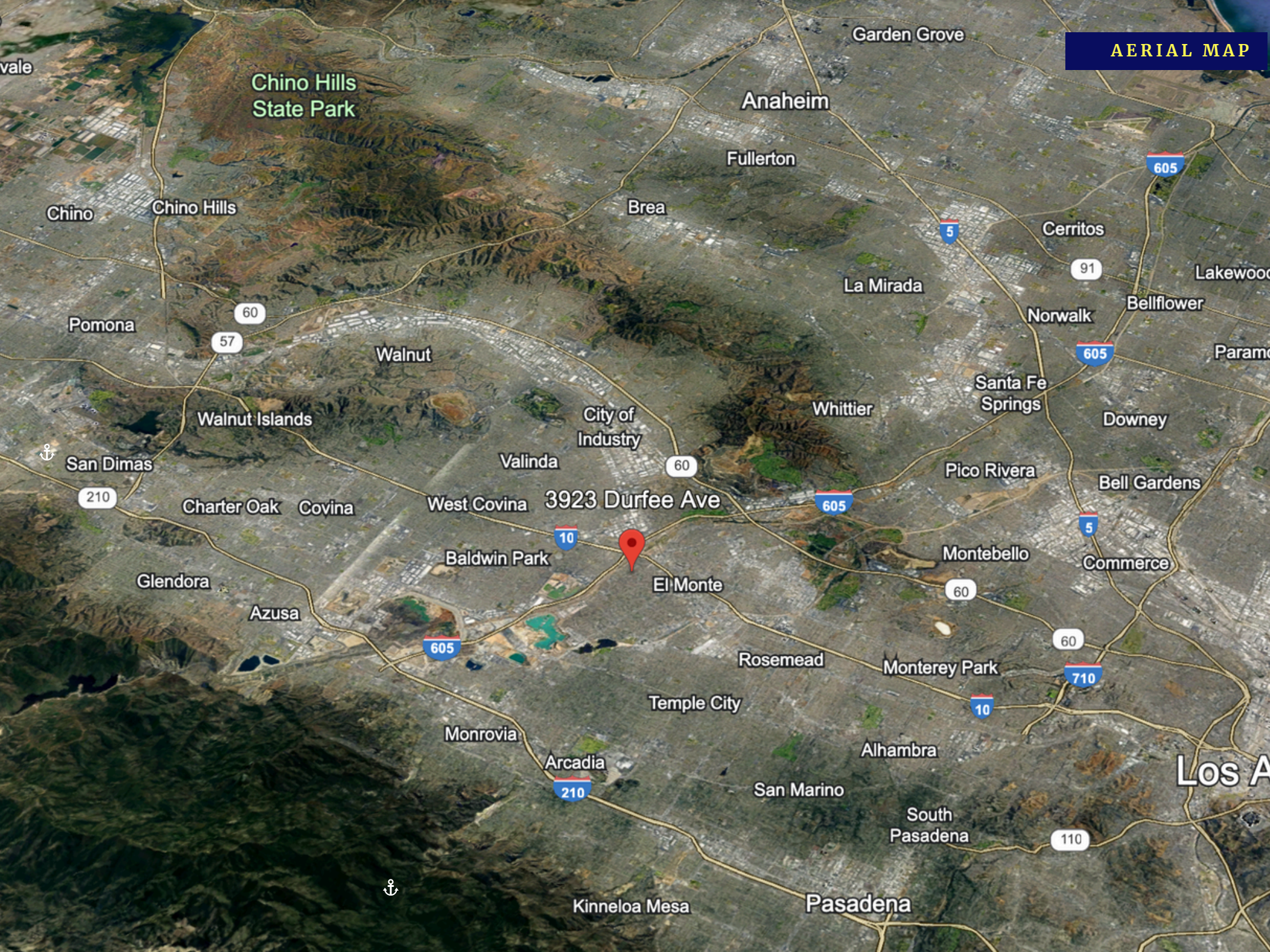
- Proximity to Interstate 10,60, 91 and 605 Fwy
- Near San Gabriel Valley Airport
- Fully Gated Property
- Zoned For Adult Residential Care Facility (ARF)
- Existing ARF for 21 years
- New roof (March 2024)
- Large Lot to Develop
- Develop multiple townhomes (Verify)
- Can Build 2 stories to maximize ARF or multifamily units
- 15 Rooms
- 6 Bathrooms
- Possible Elderly Care (Verify)
- Educational Institutions: El Monte is home to several educational institutions, including Rio Hondo College, providing opportunities for learning and enrichment.
- New Windows



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FLOOR PLANS:





Chino Hills State Park

Anaheim

Chino

Chino Hills

Fullerton

Brea

605

Cerritos

91

Lakewood

Pomona

60

57

Walnut

La Mirada

Norwalk

Bellflower

Paramount

Walnut Islands

City of Industry

Whittier

Santa Fe Springs

Downey



San Dimas

210

Charter Oak Covina

Valinda

60

Pico Rivera

Bell Gardens

West Covina 3923 Durfee Ave

605

Montebello

Commerce

Glendora

Azusa

Baldwin Park

10

El Monte

60

60

710

Rosemead

Monterey Park

LOS ANGELES

Temple City

Monrovia

Arcadia

210

Alhambra

San Marino

South Pasadena

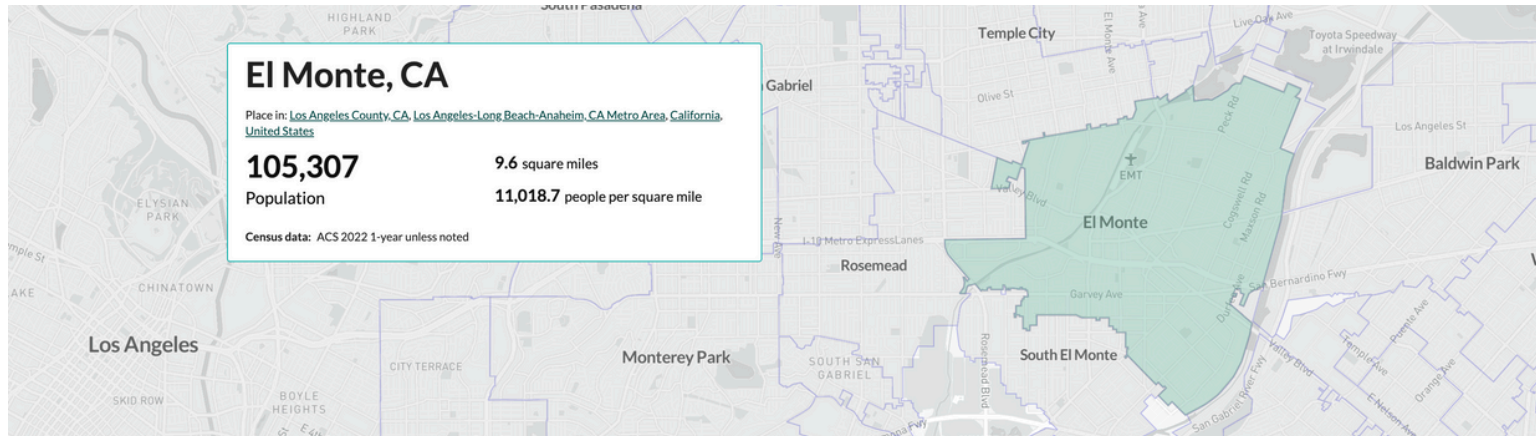
110



Kinross Mesa

Pasadena

EL MONTE, CA DEMOGRAPHICS



Income

\$23,371
Per capita income

about half the amount in the Los Angeles-Long Beach-Anaheim, CA Metro Area: \$45,171
about half the amount in California: \$46,661

\$59,368
Median household income

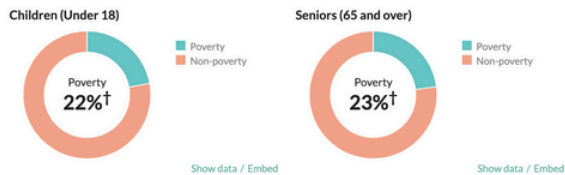
about two-thirds of the amount in the Los Angeles-Long Beach-Anaheim, CA Metro Area: \$87,743
about two-thirds of the amount in California: \$91,551



Poverty

16%
Persons below poverty line

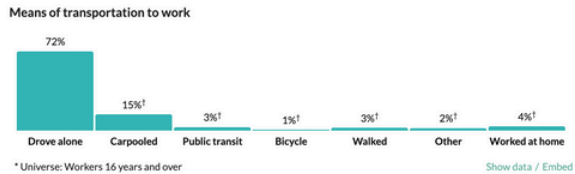
about 25 percent higher than the rate in the Los Angeles-Long Beach-Anaheim, CA Metro Area: 12.9%
about 1.3 times the rate in California: 12.2%



Transportation to work

28 minutes
Mean travel time to work

a little less than the figure in the Los Angeles-Long Beach-Anaheim, CA Metro Area: 29.2
about the same as the figure in California: 28.3



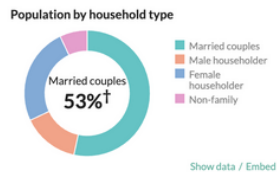
Households

30,181
Number of households

the Los Angeles-Long Beach-Anaheim, CA Metro Area: 4,500,951
California: 13,550,586

3.4
Persons per household

about 25 percent higher than the figure in the Los Angeles-Long Beach-Anaheim, CA Metro Area: 2.8
about 25 percent higher than the figure in California: 2.8

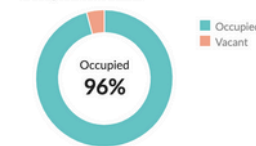


Units & Occupancy

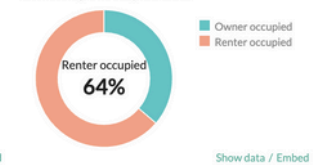
31,499
Number of housing units

the Los Angeles-Long Beach-Anaheim, CA Metro Area: 4,788,314
California: 14,627,041

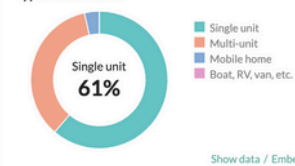
Occupied vs. Vacant



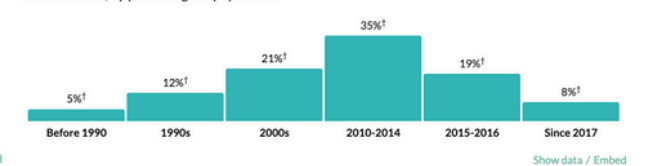
Ownership of occupied units



Types of structure



Year moved in, by percentage of population

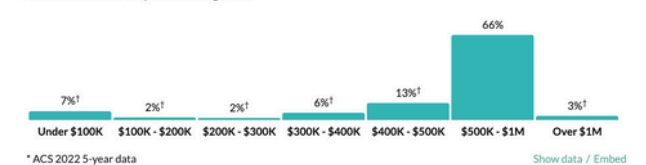


Value

\$633,400
Median value of owner-occupied housing units

about three-quarters of the amount in the Los Angeles-Long Beach-Anaheim, CA Metro Area: \$847,400
about 90 percent of the amount in California: \$715,900

Value of owner-occupied housing units



Educational attainment

66.2%
High school grad or higher

about 80 percent of the rate in the Los Angeles-Long Beach-Anaheim, CA Metro Area: 82%
about 80 percent of the rate in California: 84.7%

13.2%
Bachelor's degree or higher

about one-third of the rate in the Los Angeles-Long Beach-Anaheim, CA Metro Area: 37.6%
about one-third of the rate in California: 37%

Population by highest level of education

